106.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,126,800 / 1,126,800
					USE VALUE:	1,126,800 / 1,126,800
					ASSESSED:	1,126,800 / 1,126,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		LANTERN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ENGLISHER LARRY S ETAL/TRUSTEE	
Owner 2:	LARRY S ENGLISHER LIVING TRUST	
Owner 3:	LEWIS S HORVITZ LIVING TRUST	
Street 1:	6 LANTERN LANE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	ENGLISHER LARRY S -
Owner 2:	HORVITZ LEWIS S -
Street 1:	6 LANTERN LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 15,510 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1937, having primarily Wood Shingle Exterior and 2278 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15510.000	506,700	400	619,700	1,126,800
Total Card	0.356	506,700	400	619,700	1,126,800
Total Parcel	0.356	506,700	400	619,700	1,126,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 494.75 | /Parcel: 494.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

68063

GIS Ref

GIS Ref

Insp Date

09/11/18

!8385!

PREVIOUS ASSESSMENT

Parcel ID: 106.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	505,900	400	15,510.	619,700	1,126,000	1,126,000	Year End Roll	12/18/2019
2019	101	FV	406,700	400	15,510.	619,700	1,026,800	1,026,800	Year End Roll	1/3/2019
2018	101	FV	388,900	400	15,510.	531,200	920,500	920,500	Year End Roll	12/20/2017
2017	101	FV	388,900	400	15,510.	495,800	885,100	885,100	Year End Roll	1/3/2017
2016	101	FV	388,900	400	15,510.	424,900	814,200	814,200	Year End	1/4/2016
2015	101	FV	360,000	500	15,510.	380,700	741,200	741,200	Year End Roll	12/11/2014
2014	101	FV	360,000	500	15,510.	352,300	712,800	712,800	Year End Roll	12/16/2013
2013	101	FV	360,000	500	15,510.	336,000	696,500	696,500		12/13/2012

PRINT

Date	Time
12/10/20	22:57:40

LAST REV

Date	Time
09/20/18	18:10:38

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8385

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ENGLISHER LARRY	1496-45		9/1/2016	Convenience	10	No	No		
ENGLISHER LARRY	1351-51		3/18/2008	Family	100	No	No		
HANNAFORD ANN	1190-159		7/16/1998		380,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/3/2013	1471	Manual	2,500	C				
10/3/2003	909	Addition	95,000	C		G6	GR FY06	DEMO GAR, NEW 22X2
7/10/2003	553	Redo Kit	8,000	C		G6	GR FY06	REDO KIT, 2 SKYLGT
2/12/1913	178	Manual	2,910					

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	Inspected	PH	Patrick H
8/30/2018	MEAS&NOTICE	CC	Chris C
1/29/2014	Info Fm Prmt	EMK	Ellen K
2/14/2009	Meas/Inspect	372	PATRIOT
7/18/2005	Permit Visit	BR	B Rossignol
12/4/1999	Inspected	264	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	243	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	68063
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15510		Sq. Ft.	Site		0	70.	0.57	4									619,707						619,700	

Total AC/HA: 0.35606 | Total SF/SM: 15510 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 619,707 | Spl Credit | Total: 619,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.21421278
Const Adj.:	1.02989697
Adj $ / SQ:	131.304
Other Features:	114499
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	531097
Depreciation:	24430
Depreciated Total:	506666

COMMENTS

jacuzzi.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

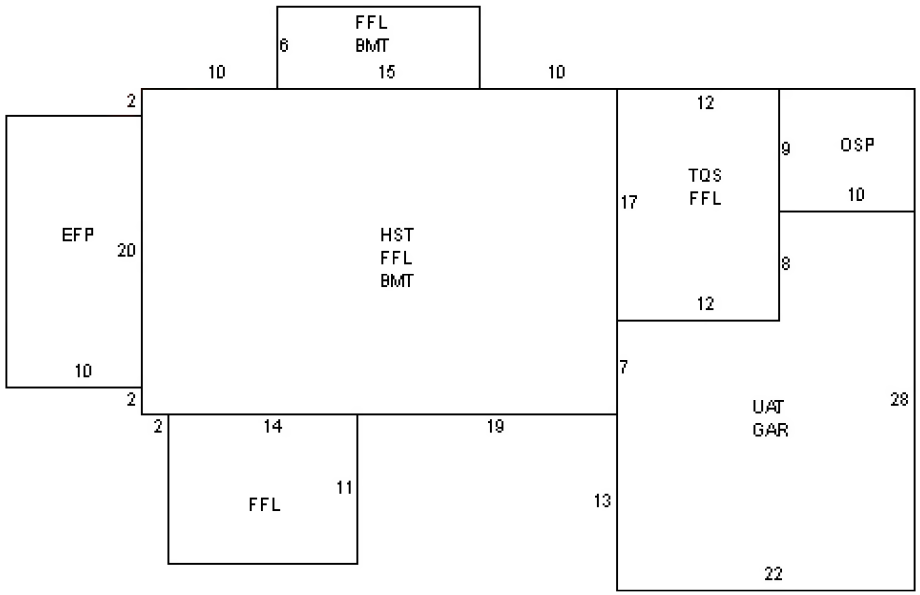
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	158.88
Special Features:	0	Val/Su Net:	135.81
Final Total:	506700	Val/Su SzAd	272.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,288	131.300	169,120
BMT	Basement	930	50.630	47,084
GAR	Garage	520	20.400	10,608
HST	Half Story	420	131.300	55,148
EFP	Enclos Porch	200	42.060	8,412
TQS	3/4 Story	153	131.300	20,090
UAT	Upper Attic	130	80.100	10,412
OSP	Screen Porch	90	39.460	3,552
	Net Sketched Area:	3,731	Total:	324,426
Size Ad	1861	Gross Are	4592	FinArea 2278

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	G	
UAT	100	FLA	70		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 106.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X14	A	AV	1970	4.93	T	39.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400